

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

42 Paloma Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$940,000

&

\$990,000

Median sale price

Median price

\$1,322,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2020

to

31/12/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	251 Poath Rd MURRUMBEENA 3163	\$1,050,100	28/11/2020
2	1/41 Devoy St OAKLEIGH SOUTH 3167	\$981,888	27/11/2020
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/01/2021 16:21

42 Paloma Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$940,000 - \$990,000

Median House Price

December quarter 2020: \$1,322,000



3 2 1

Property Type: House

Agent Comments

Gorgeous 3 bedroom 2.5 bathroom brick charmer in private landscaped beauty, featuring a north facing lounge that extends into a stunning dining area and beautiful stone kitchen/laundry (Miele dishwasher); a sublime main bedroom (fitted WIR, luxe ensuite and a day-bed courtyard), a secluded rear courtyard & auto garage. Coatesville PS zone, walk to Mackie Rd shops & parks.

Comparable Properties



251 Poath Rd MURRUMBEENA 3163 (REI)

Agent Comments

3 1 2

Price: \$1,050,100

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)

Land Size: 342 sqm approx



1/41 Devoy St OAKLEIGH SOUTH 3167 (VG)

Agent Comments

3 - -

Price: \$981,888

Method: Sale

Date: 27/11/2020

Property Type: Development Site (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.